

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

LANDS – Government Lands - “Government Land Allotment Policy” – Uniform guidelines with regard to Government land to be allotted for various purposes to different Government departments and private organizations both in terms of extent and rate – Orders – Issued.

Revenue (Assignment. I) Department

G.O. Ms. No. 571

Dated 14.09.2012.

Read the following :-

- (1) U.O. Note No.9414/Assn.I(1)/2011-6, dated 24.03.2011.
- (2) D.O. Letter No. B1/457/2011, dated 13.04.2011 received from the Special CS and CCLA.
- (3) CCLAs Letter No. B1/457/2011, dated 26.7.2011.
- (4) Government Memo. No. 9414/Assn.I(1)/2011, dated 08.08.2011.
- (5) Government Letter No. 9414/Assn.I(1)/2011, dated 19.11.2011.
- (6) D.O. Letter No. B1/457/2011, dated 21.11.2011 received from the Special CS and CCLA.
- (7) D.O. Letter No. B1/457/2011, dated 28.12.2011 received from the Special CS and CCLA.
- (8) Government Letter No. 9414/Assn.I(1)/2012, dated 04.01.2012.
- (9) Special CS and CCLA Letter No. B1/457/2011, dated 10.5.2012.

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ORDER :

The Government have observed that numerous instructions were issued on norms for allotment of Government lands for public purpose and to private organizations and individuals. The following are the issues in the management of Government lands.

- a. Multiple Departments and Agencies are requisitioning the allotment of land, for developmental purposes (Industries, Energy, IT, Tourism, Education, Housing etc.) and for social purposes (Welfare Departments, NGOs, Associations, Trusts etc.) by adopting various norms;
- b. There are no uniform guidelines on fixation of cost on the allotted land and extent of allotment;
- c. There is no established mechanism to effectively monitor whether the land is utilized within the prescribed time, for the purpose for which it was allotted;
- d. Allotment of land has been used in the recent years, for resource mobilization, through sale / auction of Government lands adversely affecting the future needs of the community as land is a scarce natural resource.

2. The Government feels that there is a need to revisit the existing policy and guidelines in regard to allotment of scarce land to various departments / organizations / institutions / individuals etc. adopting the fundamental principles of judicious allotment of land and effective monitoring of its utilization.

3. In this regard the Hon'ble Minister for Revenue convened a meeting on 14.03.2011 with the Departments involved for requisitioning Government land i.e. Irrigation, Energy, Higher Education, MA&UD, TR&B, Housing Department etc. After interacting with all the Prl. Secretaries / Secretaries of the Departments, it has been decided to prepare a draft policy for allotment of Government land to various public / private purposes and directed the Special Chief Secretary and Chief Commissioner of Land Administration to prepare draft policy in consultation with the Departments concerned. The Special Chief Secretary and Chief Commissioner of Land Administration

contd.2.

has furnished a draft Land Allotment Policy to Government. In a high-level meeting on 11.5.2011 it was discussed with Prl. Secretaries and Secretaries of the Departments and after discussion the Special Chief Secretary and Chief Commissioner of Land Administration was requested to furnish the draft policy with the suggestions of all the concerned and submit to Government. Another High-Level Meeting was also held on 10.6.2011 and perused the Draft Land Allotment Policy. As per the directions, the draft Land Allotment Policy has been circulated to all the concerned Departments for obtaining their suggestions.

4. The proposed "New Land Allotment Policy" was elaborately discussed in a meeting held on 28.11.2011 chaired by the Hon'ble Chief Minister with all the Political Parties, concerned Ministers and Officials. Hon'ble Chief Minister interacted with all the political parties and elaborate discussions were held on various issues involved in the land allotment policy.

5. The Special Chief Secretary and Chief Commissioner of Land Administration, AP Hyderabad vide D.O. Letter No. B1/457/2011, dated 28.12.2011 has informed that the draft New Land Allotment Policy, 2011 was published on the Website of CCLA on 15.12.2011 with an appeal to the public to make their valuable suggestions. Copies were also given to the Collectors on 15.12.2011 during the Collectors' Conference. Final draft policy has also been communicated to all the leaders of Political Parties, Departments concerned.

6. The Government have examined the matter in the light of the existing orders / instructions on allotment of Government land to various Institutions / Organizations and after careful consideration of the recommendations of the concerned Departments / Representatives of Political Parties hereby approve the "Government Land Allotment Policy" annexed to this Order duly prescribing the Uniform guidelines with regard to the extent of land to be allotted for various purposes to different Government departments and private organizations.

7. The Policy shall supercede all existing G.Os and instructions with regard to Government land to be allotted for various purposes to different Government departments and private organizations, and shall come into force with immediate effect.

8. The Special Chief Secretary and Chief Commissioner of Land Administration, AP Hyderabad shall take necessary further action accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

ANIL CHANDRA PUNETHA
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Special Chief Secretary and Chief Commissioner
of Land Administration, AP Hyderabad.
All Departments of Secretariat.
All Heads of Departments.
All District Collectors.
All Assignment Sections in Revenue Department.
SF / SC

/ Forwarded :: By Order /

SECTION OFFICER

[Policy Annexed]



Revenue Department

**Annexure to G.O. Ms. No. 571 Revenue
(Assignment-I) Department dated 14.09.2012**

GOVERNMENT LAND ALLOTMENT POLICY

GOVERNMENT OF ANDHRA PRADESH

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GOVERNMENT LAND ALLOTMENT POLICY

1. BACKGROUND & CURRENT PROBLEMS

A number of instructions were issued on norms for allotment of Govt. lands for public purpose and to private organizations and individuals. The following are the issues in the management of Government lands:

- a. Multiple departments and agencies are requisitioning for the allotment of land, for developmental purposes (Industries, Energy, IT, Tourism, Education, Housing, etc) and for social purposes (Welfare Depts., NGOs, Associations, Trusts, etc) adopting various norms.
- b. There are no uniform guidelines on fixation of cost of the allotted land.
- c. There is no established mechanism to effectively monitor whether the land is utilized within the prescribed time, for the purpose it was allotted.
- d. Allotment of land has been used in the recent years, for resource mobilization, through sale / auction of Govt. lands. The collective result is the rapid depletion / alienation of a scarce natural resource such as public, adversely affecting the future needs of the community.

2. EXISTING MACHINERY

The Empowered Committee comprising the following members is vested with the task of scrutinizing the proposals for alienation of Government land to various industries, educational institutions, religious / charitable institutions, NGOs, private persons, etc., under BSO-24 on payment of market value or on a concessional rate.

SI. No.	Empowered Committee	Designation
1.	Chief Commissioner of Land Administration (CCLA)	Chairman
2.	Principal Secretary to Government, Revenue Department	Member
3.	Principal Secretary to Government, Finance Department	Member
4.	Principal Secretary to Government, Municipal Administration & UD Department	Member
5.	Principal Secretary to Government, Housing Department	Member
6.	Principal Secretary to Government, Public Enterprises Department	Member
7.	Principal Secretary to Government & CIP, Industries & Commerce Department	Member
8.	Secretary to Government (Services), General Administration department	Member
9.	Secretary to C.C.L.A.	Member Convener

3. NEW LAND ALLOTMENT POLICY

Government feels that there is a need to revisit the existing policy and guidelines in regard to allotment of land to various departments / organizations / institutions / individuals etc., adopting the fundamental principles of judicious allotment of land and effective monitoring of its utilization. The Government will endeavor to give a statutory basis for this policy through an appropriate legislation.

The guidelines proposed for the allotment of land under the new policy are as under.

a) Scientific and Judicious Allotment of Land

The Government land shall be allotted only for public purposes. For this purpose, the term 'public purpose' means 1. Strategic purposes, e.g., armed forces, national security; 2. Infrastructure and Industry : where benefits largely accrue to the general public; 3. Land acquired for R&R purposes; 4. Village or urban sites : planned development – residential purpose for the poor and educational and health schemes; 5. Land for private companies for public purpose; 6. Needs arising from natural calamities, and includes the following purposes : 1. Railways; 2. Electricity; 3. Communications; 4. Water Supply; 5. Roads; 6. Bus Stands; 7. Education; 8. Health and such other categories as may be notified by the Government from time to time.

Norms on extent

(i) Land is allotted for various purposes – development, social and welfare activities. The requirements for a project, industry or an institution falling under the purview of any department are generally governed by a statutory or administrative norm already stipulated by that department or a regulatory body, e.g., AICTE for technical institutions, C.E.A. for power projects. Norms are in vogue for industries, power projects, airports, seaports, etc. For each category of institution, project or industry, there should be a norm on the extent required as stipulated by the respective administrative departments. **10 departments** have so far prescribed the norms for allotment, and they are showing in Annexure I to X. The remaining departments have to formulate suitable norms and guidelines following the fundamental principle of judicious allotment, so that all future requests are first processed at their department level in terms of such guidelines, before being forwarded to the APLMA, through the Collector. These norms on the extent eligible for each project shall be scrupulously followed in recommending proposals for allotment or acquisition of land for each project. In case a particular project requires an extent more than the specified norm, the proponent of the project and the department concerned shall provide concrete justification for the same.

(ii) Only waste and dry lands should be proposed for alienation and wet, irrigated lands should not normally be considered for such purpose. **Further, environmentally sensitive and fragile areas such as, tank beds, river beds, hillocks with aforestation etc., shall not be alienated or allotted.**

(iii) The concerned administrative department shall receive and process each request for allotment of land as per the norms prescribed in this regard and certify the genuineness of the requirement before forwarding the request to the Collector, who in turn will submit the proposals with his remarks to the APLMA proposed to be established.

(iv) The check-list in Annexure XI shall be adopted by the Departments / Govt. Agencies for scrutiny of the proposals at their end so that the specified extent of land is recommended by them as per norms. The check-list may be suitably modified by the concerned Departments /Government Agencies to meet their specific requirements.

(v) The Government lands should not be auctioned for resource mobilization.

(vi). The lands assigned to poor people for agriculture purpose should not be resumed and in case of inevitable resumption, alternate land should be given to the said assignees apart from rehabilitation. **However, in case if the assignee uses for purpose other than for which, the land was assigned or he transfers the land in favor of some other persons unauthorizedly, then the government shall have power to resume the land in their favor.**

b) Rational Norms on Fixing Cost of Land

(i) While fixing the cost of land to be charged, the general principles laid down in BSO-24, which take into consideration the purpose of allotment and the nature of the organization shall be followed. The provisions of BSO-24 shall apply to all the land allotments along with the conditions stipulated by the alienating agencies/departments.

(ii) The allotment / alienation shall be on market value as recommended by the Collector and the A.P.L.M.A.

(iii) Market value should be ascertained by conducting local enquiry. However the land value shall not be less than the basic value of the land.

The following officers of Revenue Department shall be competent for recommending market value within the limits shown below:

Officer competent	Market value
Revenue Divisional Officer	Total land value upto Rs.1.00 crore
Collector	Total land value above Rs.1.00 crore

(iv) Compensation to the assignees who relinquish their D-Form patta land and whose land is resumed for public purpose shall be paid exgratia as per rules in force and on par with private patta lands.

(v) As regards the sivai jamedars, who have been cultivating the land for a long period, without D-Form Patta and whose possession is confirmed by entries in 10(1) and adangal accounts may be paid exgratia without solatium as follows:

Occupation between 5-10 years - 50% exgratia equivalent to market value;

Occupation 10 years and above - 100% exgratia equivalent to market value.

(vi) The persons who have purchased assigned lands from DKT patta holders, will not be entitled for any exgratia as it is amounts to violation of the conditions of assignment and contravention of the provisions of A.P. Assigned Lands (POT) Act, 1977.

(vii) The Government lands may be given free of cost to State Government Departments for welfare and development purposes. **Lands for houses for Below Poverty Line families may also be given free of cost.**

(viii) The Department of the Government may formulate and notify, appropriate concessional policies for the promotion of their respective sector, which inter-alia, may include concessional rate of land for sale or lease. It shall be incumbent on the administrative department to ensure compliance with such conditions.

c) Constitution of A.P. Land Management Authority (APLMA)

(i) The existing Empowered Committee shall be enlarged as A .P. Land Management Authority (APLMA) duly including Director General, EPTRI or his nominee and Principal Secretary / Secretary of the concerned department. This Committee shall be vested with processing and recommending land allotment, with the task of monitoring the utilization of land for the intended purpose and resumption of land in case of violation of conditions. The D.G., EPTRI or his nominee will be the permanent member in the A.P. Land Management Authority to advice on the likely environmental hazards and the impact assessment.

(ii) The Chairman, A.P. Land Management Authority is authorized to invite any Officer / Expert as a special invitee for the meeting of the Authority depending upon the nature and circumstances of any proposal.

(iii) The APLMA may also engage a Third Party Agency for appraising large and complex projects from the point of justification of the extent of land sought, and of the environmental and zonal regulations.

(iv) The APLMA shall establish an online Land Bank, where the comprehensive information on Government lands and allotted lands shall be hosted along with accurate survey maps thereof.

(v) Protection of Government lands: An appropriate budget shall be provided to the A..P. Land Management Authority every year, for protecting the Government lands either by fencing or compound wall and for ensuring legal protection of all Government Lands under litigation. The existing land protection cells at the State and District levels shall be strengthened by deploying sufficient staff. Special efforts shall be made to protect the lakes in G.H.M.C. area.

(vi) The Government shall endeavor to implement Bhu Bharathi project all over the State.

(vii) The Government shall endeavor to legal sanctity to the proposed APLMA.

(viii) The ban on change of classification of tank bed lands shall be strictly enforced as also the ban on allotment of such lands.

(ix) The existing schemes for regularization of encroachments on Government lands in urban areas shall be reviewed.

d) Mechanism for Observation of Various Environmental and Zonal Regulations

As the environmental and zonal regulations in regard to land use are matters governed by a statute or delegated legislation / regulations, they ought to be taken into consideration before allotment of land for a specific purpose. **NOC from Urban Local Body or Urban Development Authority (in case of areas falling outside Urban Local Body limits) and DT&CP for the areas falling outside ULBs and UDA areas may be insisted before taking a decision on the allotment of land by APLMA. The administrative department and the APLMA shall therefore invariably ensure that the statutory regulations are strictly complied with in this regard.**

e) Regular and Effective Monitoring

(i) The primary responsibility of monitoring the utilization of Government lands allotted to the various agencies rest with the concerned Departments. They may get physical verification reports for every quarter of the year regularly from their district level officials and initiate appropriate action against deviations.

(ii) The District Collector shall also maintain a Register of the lands alienated /allotted to various organizations (private / public) and send regular periodical reports on the utilization of the lands allotted for the intended purpose.

(iii). There shall be a Land Audit Committee under the District Collector in every district for reviewing the various allotments made to Government Departments, Industries and other Institutions over the years and examine the need for relocation of such Institutions wherever necessary, so as to ensure that prime land is put to optimum use in the best interest of the Government. The Land Audit Committee should submit its findings and recommendations to the A.P. Land Management Authority.

(iv). The A.P. Land Management Authority will periodically review the over-all allotment and utilization of the land. If, the allottee has not utilized the land for the purpose for which it was allotted or changes the purpose, then action will be proposed to resume the land.

(v) The land allotments already made shall be reviewed by the respective administrative departments regarding compliance of the conditions of the allotment. All departments shall submit the result of such review to the APLMA for appropriate action.

f) Share for the Government and community in Commercial Projects

(i) As a principle the allotment of lands for commercial purposes shall be based not only on the market value prevailing at the time of allotment, but also on a specific plan of the enterprise to provide sufficient employment, skill up-gradation to the locals, etc., An appropriate mechanism shall be evolved for this purpose by the concerned administrative department.

(ii) For this purpose the term 'local people' means the members of the project affected families, qualified for the employment.

(iii) All the projects pertaining to infrastructure including those implemented on a PPP mode will be referred to AP Infrastructure Authority for their assessment and recommendations.

g) Earmarking a Portion of Government Land Proposed for Allotment

a. In case of government lands located within the Nagar Panchayats, Municipalities, Municipal Corporations, the lands shall not be alienated for any private purpose. The lands shall be exclusively used for public purpose such as, recreational space, parks, open space, community structures including schools, hospitals etc.

b. The government lands owned by various departments and which are not being utilized to the full extent by the respective departments shall be proposed for allotment for public purpose.

c. Wherever large extents of the lands, exceeding 100 acres in urban areas and 500 acres in the rural areas, are proposed to be allotted, it is mandated to set apart 10% of the Government land that is proposed to be allotted to such major project, to meet the future needs of the Government and public purposes like educational and welfare institutions, police stations and related Government Offices **as ancillary to the project and also housing facility to the EWS / LIG, except in the case of polluting industries.**

h) Norms on the Nature of Ownership

a) Alienation of Government lands was initially being made by a conditional grant which always vested in the Government the right to resume the land in the event of violation of conditions of alienation, such as utilization within a specified period, for specified purpose. In the recent years outright sales are also being made through specialized agencies like APIIC, in the interest of industrial promotion / development. However, from the view point of public interest and the long term benefit to the Government, the lease mode is more preferable, as it ensures that the title to the land continues to vest in Government and there is a periodic continuous return to the Government in the form of rent. Leases upto a maximum period of (33) years can be considered.

b) Conditional sale should be approved only in the exceptional cases, specified below :

- (i) the investment is exceeding Rs.100 Crores;
- (ii) the gestation period of the project is more than 5 years;
- (iii) the industry is located in backward areas to be notified by the Government, for this purpose;
- (iv) departments, PSUs and agencies of the Central Government;
- (v) financial closure of the project requires a sale;
- (vi) projects identified by the Government as critical and prestigious;
- (vii) other categories to be notified by the Government from time to time;

c) Government land may be allotted to individuals, subject to satisfaction of the relevant norms, in the following categories :

- (i) Compassionate allotments for house sites;
- (ii) for rehabilitation of surrendered extremists;
- (iii) other categories to be notified by the Government from time to time.

d) **Lease rental :**
The lease rental will be 10% of the prevailing market value as fixed by the competent authority. The lease rental shall be enhanced in every block of 5 years by increasing upto 10% as fixed by the competent authority on the lease rental of the previous block of 5 years.

i) A Comprehensive Rehabilitation & Resettlement Scheme

The Government issued G.O.Ms.No. 68, Irrigation & CAD (Project Wing-LA-IV-R&R) Department Dated: 08.04.2005 introducing a comprehensive R & R Scheme to be adopted by all the Departments in letter & spirit without exception. The Government also directed the departments to invariably follow the policy while acquiring the lands. The Irrigation Department is following the policy. All the Departments should prepare comprehensive plans for R & R where displacement of people is involved, on the basis of the aforesaid G.O., and should nominate Officers exclusively for R & R work.

j) Green Belt Area

In the present rules and regulations, i.e. G.O.Ms.No.86, MA & UD Dept. Dt: 03.03.06, governing development permissions, it is stipulated that "minimum of 10% of site shall be earmarked for organized open space and be utilized as greenery or soft landscaping etc., and shall be provided over and above the mandatory open spaces. This space may be in one or more pockets." **Further, wherever**

applicable, the allottee shall also provide green buffer along the nala/s, tanks and water bodies, as specified in the building rules.

This is to ensure creation of green-lounge spaces in the process of development and to maintain ecological balance in the area. No construction is allowed in the greenbelt/open space.

The responsibility for developing and maintaining the greenbelt shall be on the land allottee.

k) Resumption of land

Whenever it comes to the notice of the administrative department, the District Collector or the Revenue Staff, that the allottee has violated any condition of alienation or conditions specified in the Memorandum of Understandings, proceedings of resumption of land shall be initiated after giving reasonable opportunity to the allottee to explain the alleged violation/ deviation.

l) Ban on alienation of certain Government lands

All the vacant Government lands situated within 2 KMs from the peripheral areas of Mandal Headquarters shall be got entered in the Prohibitive Order Book and alienation of such Government lands banned, except in the case of house sites the land could be utilized with the prior permission of the concerned District Collector.(G.O.Ms.No.1493, Revenue (Assgn.POT) Department, dated 1-12-2007.

4. Procedure to be Adopted for Allotment of Land

(i) Procedures laid down by various departments for handling requests for allotment of Government land and for acquisition of land are to be complied with by the applicants and the departments. These procedures and forms are published on the web sites of the respective departments.

(ii) Requisitioning department shall prescribe appropriate terms and conditions while recommending allotments in addition to the standard terms and conditions.

(iii) Allotment of Government land by Urban Development Authorities, corporations, government or quasi government bodies in the State to various institutions and organizations shall be with the prior approval of the A.P.L.M.A like in other cases.

(iv) Private lands acquired by the A.P.I.I.C. shall be allotted to industrial entrepreneurs as per the new land allotment policy. In case of any deviations in respect of any allotment, prior approval of APLMA for such allotment shall be obtained.

(v) The following basic principles shall be observed with regard to application for allotment of land and its processing.

- a. Applications for allotment of land shall be made in the format prescribed by the related department and shall be submitted to the authorities specified by the department.
- b. The department shall scrutinize the application following the norms prescribed, and forward with their recommendations, to the Collector of the District within 15 days.
- c. **The NOC from local authority shall also be insisted before scrutinizing the application / proposal by the APLMA.**
- d. The District Collector shall arrange for inspection of the land and for enquiry, and forward the application with specific recommendations to the A.P. Land Management Authority within 15 days along with market value.
- e. The A.P. Land Management Authority shall scrutinize the application / proposal and make their recommendation to the Government within 30 days.
- f. The Government shall issue final orders on the application, as far as practicable, within a period of 60 days.
- g. Applications for land allotment received by the Hon'ble Chief Minister or Ministers shall be forwarded to the concerned administrative department for processing as above.

(vi) The power of allotment shall be exercised by various authorities, as per the delegation of powers shown in Annexure XII.

ANNEXURES

Annexure – I

ANDHRA PRADESH INDUSTRIAL INFRASTRUCTURE CORPORATION LTD. (APIIC), **DEPARTMENT OF INDUSTRIES, AP**

1. PREAMBLE

The Government of Andhra Pradesh allot lands to industrial units in the Industrial Parks through the Andhra Pradesh Industrial Infrastructure Corporation Ltd and sometimes to Industries directly.

The allotment policy has undergone enormous changes over period of time. It is felt necessary to revisit the land allotment policy and come out with more pragmatic land allotment policy.

2. ALLOTMENT PROCEDURE

(A) Allotment of Land to APIIC by Govt.

1. APIIC prepares DPRs (detailed project report) for Industrial Clusters in different parts of the state to meet the Industrial land requirement for the next twenty years.
2. Govt. allots land to APIIC based on DPR which details the extent of land required, proposed investment, employment potential, infrastructure needs and the likely impact on environment.
3. On the basis of the DPR land alienation proposals are submitted to the concerned district collectors.
4. The concerned collectors shall initiate land alienation proceedings as per the requisition made by APIIC.
5. The collector shall recommend the proposal to APLMA, which appraises the same and makes appropriate recommendations to the Government.
6. Allotments to individual Industries within the industrial parks shall be done by APIIC only, following its internal process.

(B) Allotment of Land by APIIC to Applicants

1. Allotments shall be made to individual industries based on the APIIC's Land Allotment Regulation 1998 as amended from time to time and as approved by APIIC Board.
2. The aforesaid regulations should have the acceptance of the government.
3. Extent of land required by an applicant is assessed by the Committee of Officers representing APIIC, Industries Dept, APPCB, APSFC, Industry Experts and Associations, keeping the standards prescribed for different industries in view.
4. For Technology specific industries, the opinion of expert institutions shall be taken.
5. The regulations including procedures of allotment are available in the website www.apiic.in.
6. The availability of land for industries (vacancy position) and application form are available in the website of APIIC www.apiic.in.
7. The policy will also apply to the un-allotted lands already available with APIIC through advance possession.
8. **(a). DIPC (District Industries Promotion Committee) headed by the District Collector may be empowered to allot upto (5) acres in the Industrial Estate to duly incorporated industries. Appeal shall be with VC & MD, APIIC.**

(b). VC & MD, APIIC may allot upto (50) acres in Industrial Estates. Appeal shall lie with the Board of APIIC.

(c). Government may allot more than (50) acres based on the recommendations of a Secretaries Committee comprising of Principal Secretary to Govt., & CIP; Principal Secretary (Inf. & Inv.); Principal Secretary (Energy); Principal Secretary (IT & C) and Principal Secretary (Revenue).

3. ASSESSMENT OF REQUIREMENT

1. Land requirement for industry shall be made by APIIC on scientific basis.
2. APIIC shall assess land requirement for different categories of Industries taking support of Industry consultants like APITCO etc. Indicative list of category of Industries and norms of their land requirements is as shown below:

Indicative list of Different categories of Industries and norms of their land requirements					
Sl. No.	Category of the Industry	Installed Capacity	Project Cost (Rs. in Crore)	Land Requirement (Acres)	Provision for Expansion (In Acres)
1	Cement	1.5 Mn TPA	352.00	67	13
2	Paper	20 TPD	8.00	7	1
3	Bulk Drug				
	Pseudo Ephedrine Hcl	150 MT	26.00	10	2
4	Pharma				
	Drugs and Medicines	600-1000 Mn Tab/ annum	30.00	15	3
5	Textiles				
	Ginning	36 Gins	15.00	4	1
	Spinning	20160 Spindles	42.00	5	1
	Weaving	100 Looms	80.00	20	4
6	Ferro Alloys	6 MVA	18.00	7	1
7	Food Processing				
	Eseptic Packing	10 T/Hr	18.00	5	1
	Fruits & Vegetable Processing	6300 MT	24.00	8	2
	IQF Facility	1800 MT			
	Cold Storage	800 MT			
	Ripening	20 TPD			
8	Steel				
	Sponge Iron	96000 MT	56.00	40	8
	Induction Furnace	120000 MT	74.00		
	Rolling Mill	160000 MT	77.00		
	TMT Bars	140 MTPD	25.00	8	2
9	Auto Components				
	Automotives	1250 Vehicles /month	47.00	50	10
10	Bio- Product (ENA)	60 KLPD	63.00	40	8
11	Oil Refinery - Edible Oil	700 TPD	126.00	7	1
12	Fertilizers (NPK)	400TPD	18.00	5	1

4. COST FIXATION OF LAND

1. The rates of land allotted/to be allotted to APIIC and to the bulk allottees shall be fixed in terms of para 3(b) of land allotment policy.
2. Allotments to the Industrial Units will be made based on the rates fixed by the APIIC duly considering cost of land, cost of infrastructure and administrative costs

5. RESTRICTIONS / REGULATIONS WHILE SANCTIONING THE PROJECTS

1. Any project where the land is allotted by the Govt./APIIC will have to comply with the environmental and zonal regulations including CRZ conditions.
2. The allottee of the land has to put up the Industry within 2 years or within the time as approved at the time of allotment.
3. The time limits prescribed for the completion and operation of the project may vary from project to project.
4. Any deviation from the time lines attracts penal provisions, which include penalty and penal interest as mentioned in the land allotment regulations of APIIC.

6. MONITORING

1. In the event of non compliance of the conditions, the lands are to be resumed from the allottees and to be treated as part of APIIC land bank and will be allotted to another industry.
2. "Grace period" for complying with the conditions of allotment may be allowed in cases, where the delay in execution of Project is not attributable to the allottee.
3. The utilization of land allotted to the APIIC will be monitored by APLMA.

7. REHABILITATION & RESETTLEMENT

1. The industry shall take responsibility to complete R & R.
2. The guidelines prescribed by the Government for R & R shall be followed strictly.
3. APIIC shall be the Nodal Agency for all the R & R works connected to Industrial Parks.

Annexure – II

DEPARTMENT OF INFRASTRUCTURE & INVESTMENTS (PORTS.I), AP

1. PREAMBLE

The Infrastructure and Investment Department deals with development of seaports, airports, natural gas and inland water transport.

There are no national guidelines on allotment of lands to infrastructure projects. The following guidelines are formulated in respect of allotment of lands to sea ports and air ports.

2. ASSESSMENT OF REQUIREMENT

Sea Ports

It is difficult to generalize the land requirement of the port, since the requirement depends upon many factors like; type of cargo (solid or liquid, bagged or bulk), project cargo or container cargo, density of cargo, **storage capacity of the warehouses, rail/road connectivity, pipeline corridor, office and institutional areas, utilities, amenities, greenbelt, circulation space**, ground bearing capacity etc. The land requirement may therefore be assessed by an independent organization like Indian Ports Association, who will take into consideration the traffic hinter land, duly keeping in mind the parameters like traffic, National Policies, forecast of production and consumption of different commodities, storage yards required, connectivity to the international trade and other similar relevant parameters.

The requirement also depends on the annual throughput of the commodity through the port & design vessel size. The approximate percentages of Land Requirement for associated facilities in addition to the berth are indicated below

Storage Capacity including Warehouses etc.,	40%
Road/Rail/Conveyor/Pipeline Corridor and Truck Parking	15%
Green Belt	12%
Offices and Institutional area	2.5%
Utilities (Water supply, power supply, Maintenance Buildings and Workshops, Security Complexes etc.,)	3%
Amenities (Canteen, Dispensaries, Rest Shelters, Recreation areas etc.,)	2.5%
Circulation Space	5%

Land required for construction of berth & transit area etc.,	20%
Total	100%

The requirement of land depends upon the scale of facilities planned in the initial stage and the future expansions envisaged. Normally the port is planned for development in two to three phases. The total land allotment to the developer would be based on the ultimate projected facilities catering to nearly 30 years of project life.

The Infrastructure once planned/constructed shall meet the future phases of construction. The area requirement for rail/road connectivity to the port should be in accordance with the laid down policies and other requirements stipulated by Ministry of Railway and Ministry of Surface Transport respectively.

Taking into account the approximate length of the berth, the available draft, the land requirement including associated facilities is indicated below (This is only an indicative figure):

SI.No.	PARAMETER	DETAILS	
1.	Berth Length (Mts.)	300	300`
2.	Designed Draft (Mts)	Upto 15	16 & above
3.	Approximate land requirement (Acres)	150	200

If land is required over and above the indicated figure the requirement should be supported by proper justification which will be submitted to the APLMA for scrutiny.

AIR PORTS

Airports are generally classified as International, Non Metro & Regional Airports. In A.P. there is one International Airport at Shamshabad developed under PPP mode and Commissioned in 2008.

There are four more Non metro Airports at Vijayawada, Rajahmundry, Kadapa and Warangal under the control of Airport Authority of India which are being upgraded/modernized by Airport Authority of India.

The other category is Regional airports based on small aircrafts which may provide air linkage to Tier-II & Tier-III Cities.

The land required for location of a green field Airport for ATR-42/ATR-72 type of Aircraft having a runway of about 1.5 KM will be approximately about 600 Acs. The above area will cater to the construction of Terminal Block, Apron, Control Tower-cum-Tech-Block, Fire Station and other associated facilities viz., car parking besides construction of Runway. This is for Aeronautical activities.

However, this alone will not be viable on 'Stand alone" basis and hence, another 10-15% of the area i.e. about 75 Acres is suggested for Non-Aeronautical activities which will make the project financially viable. utilization of area reserved for non-aeronautical activities on city side will get reduced and may be 5 to 10% if the size of the airport is 2000 acres and above.

To facilitate landing of bigger aircrafts like AB 320/B-737 having a runway of about 2 Kms, the Airport will require approximately about 840 Acres for Aeronautical activities. Considering another 10-15 % of the area for Non-Aeronautical activities, the requirement of an additional land of about 100 acres is suggested which will make the project financially viable.

The existing Non-Metro Airports where Airports Authority of India is proposing for up gradation of the Airports, the total land requirement comes to about 1200 – 1300 Acres. The requirement of land is based on the estimates of the AAI's recommendations.

Besides, the above requirement of lands also depends upon the basic factors like terrain, weather conditions, wind direction, temperature, sensitive Government installations and potential for traffic growth.

Ports and airports projects, due to their specific nature are not profit making entities on stand alone basis. State support agreements are invariably required to make Port and Airport Projects viable. State support Agreements are not limited to provision of land on long lease alone. The other incentives include providing infrastructure facilities like road connectivity to the nearest road, power and water up to the boundary limits. In addition to this, fiscal incentives viz., viability gap funding, interest free loans, advance development fund, the exemptions of various State taxes and duties, reimbursement of certain central taxes and duties are also to be provided upto the date of commercial operations of the project only.

3. MONITORING

- (i) The Director of Ports, Kakinada will monitor the compliance of the terms and conditions of the agreements with reference to the land allotments in respect of Seaports and report to the Government to take further action in case of violations as per the terms of the Agreements.
- (ii) In respect of Airports, the Infrastructure & Investment Department will monitor the compliance of the terms and conditions of the agreement.
- (iii) The project should be scrutinized and recommended by A.P. Infrastructure Authority.
- (iv) In all such projects, competitive bidding which includes "Swiss Challenge method" should invariably be adopted. A time frame shall also be included in the Concession Agreement.
- (v) If the project is not completed due to unavoidable exigencies, viz., Force Majeure and other conditions stipulated in the Agreements, an extension of time for one year may generally be granted by the concerned Department.
- (vi) In case the Project does not materialize even after the extension, the matter would be referred to the APLMA for taking further action as per the agreements entered into.

Annexure – III

ENERGY DEPARTMENT, AP

1. ASSESSMENT OF REQUIREMENT

Land requirement for various types of thermal power projects as per CEA guidelines are given below.

Pit Head/ Load Centre Stations Using Indigenous Coal		
Sl.No.	Type of the Project	Land Requirement (in Acres)
1.	2x500 MW	1090
2.	3x660 MW	1520
3.	5x660 MW	2145
4.	6x660 MW	2420
5.	4x800 MW	2140
6.	5x800 MW	2440

Coastal Stations Using Imported Coal (3x660 Mw)		
Sl.No.	Type of the Project	Land Requirement (in Acres)
1.	3 X 660 MW (With coal conveyor & without Cooling Tower)	590
2.	3x660 MW (With MGR & Cooling tower)	785
3.	3x660 MW (With MGR & without Cooling Tower)	725
4.	3x660 MW (With Coal conveyor & Cooling Tower)	655

Coastal Stations Using Imported Coal (5 X800 Mw)		
Sl.No.	Type of the Project	Land Requirement (in Acres)
1.	5x800 MW (With coal conveyor & without Cooling Tower)	925
2.	5 x 800 MW (With MGR & Cooling Tower)	1230
3.	5 x800 MW (With MGR & without cooling Tower)	1090
4.	5x800 MW (With Coal Conveyor & Cooling Tower)	1065

Coastal Stations Using Imported Coal (5 X800 Mw)		
Sl.No.	Type of the Project	Land Requirement (in Acres)
1.	6x660 MW (With coal conveyor & without Cooling Tower)	925
2.	6 x 660 MW (With MGR & Cooling Tower)	1220
3.	6 x 800 MW (With MGR & without cooling Tower)	1085
4.	6x660 MW (With Coal Conveyor & Cooling Tower)	1055

2. ALLOTMENT PROCEDURE

1. The land for power projects will fall into three categories as follows:
 - a. Public Sector like APGENCO, NTPC etc.
 - b. Private Sector seeking land for thermal, conventional energy plants.
 - c. Developers seeking land for renewable energy.
2. For the first category agencies, the land may be allotted by the Revenue Department by following existing methods. Extent of land acquired will be as per recommendation of the CEA depending on the configuration of the power plant.
3. In respect of second category agencies, the route of case-2 bidding for land allotment may be followed. The technology prescribed should be contemporary from

environment point of view. The extent of land will be as per the guidelines of Central Electricity Authority. In this regard, Government orders have already been issued vide GO Ms.No.13, Energy (IV) Department, dated 27.4.2011.

4. **In respect of third category, the guidelines prescribed by MNRE in respect of wind power projects from time to time may be followed. Allotment of land may be considered on lease basis. The land may be given to the private developer on lease for (25) years. In respect of Solar Power Projects, the guidelines prescribed by MNRE of (2) Hectares per M.W. may be followed.**
5. In respect of wind power project, the following guidelines are also contemplated to expedite the project completion.
 - a. The allotment of land is to be done jointly in the name of project developer and NEDCAP.
 - b. If, the project is implemented as per schedule, NEDCAP will withdraw its rights on the land. However, if there is delay in execution of the projects, NEDCAP will recommend to Government to take back the land allotted, for re-allotment to any other developer/ developers.
6. In case of projects which are not covered as per the above guidelines, the project details will be referred to CEA for conventional power projects and MNRE for renewable power projects to determine the extent of land to be allotted. The above guidelines are indicative in nature and there could be variation depending upon geographical locations.

3. CLEARANCES REQUIRED

1. For thermal power projects the following are the clearances and timeframes
 - Financial Closure : Within six months after getting clearances.
 - EPC Finalization : Six months from achieving the financial closure.
 - Construction Period : 48 months from Zero Date (Date of payment of contractors advance).
2. For establishment of power projects necessary clearances from MOEF, CRZ authority, Airport authority, CFE from PCB etc are to be obtained within two years from the date of allotment of land.

4. ELIGIBILITY CRITERIA

The eligibility of the firm for establishment of a power project shall be considered under case-II bidding as per the resolution No.23/11/2004-R&R (Vol.II) DATED 19-01-2005 of Ministry of Power, Govt. of India and subsequent amendments issued on 27-03-2007.

5. COST FIXATION OF THE LAND

Cost of land shall be as fixed under para 3(b) of the land allotment policy.

ANNEXURE-IV

INFORMATION TECHNOLOGY & COMMUNICATIONS DEPARTMENT

1. PREAMBLE:

The Information and Communications Technology (ICT) Policy 2010-15 of IT&C Department is a comprehensive policy which has all the information and other issues mentioned below:

2. ELIGIBILITY CRITERIA FOR THE APPLICANTS

(Period of existence/Track Record/Financial Status)

Hyderabad Metropolitan Development Area:

(i) As on the date of application (a) the IT company shall have been in operation at least for the last five financial years. (b) Shall have an existing employee strength of minimum 1000 in IT or 1500 in ITES/BPO activities on its rolls & sustained for the last two years, and (c) Shall have a minimum annual turnover of Rs.50 crores, from IT/ITES activities from their existing operations continuously for the last two financial years.

(ii) IT PRODUCT/R&D COMPANIES –

The eligibility for consideration for allotment of land is that the company shall have the existing employee strength of minimum 500 on its rolls & sustained for the last two years, with a minimum annual turnover of Rs.25 crores or investment of Rs.25 crores and shall have been in operation at least for the last five financial years. The Product Company applying for land would have obtained approval for a minimum 1 patent/copy right and registered/filed for approval of 3 patents/copyrights with the Competent Statutory Authority.

(iii) **TIER II LOCATIONS:** (identified as Visakhapatnam, Vijayawada, Tirupati, Kakinada and Warangal)

VISAKHAPATNAM:

As on the date of application (a) the IT company shall have been in operation at least for the last two financial years, (b) shall have an existing employee strength of minimum 250 in IT/ITES activities, on its rolls. A product/R&D company shall have an existing employee strength of minimum 100.

VIJAYAWADA, TIRUPATI, KAKINADA AND WARANGAL:

As on the date of application (a) the IT company shall have been in operation at least for the last two financial years, (b) shall have existing employee strength of minimum 100 employees in IT/ITES activities, on its rolls.

(iv) **TIER-III LOCATIONS** (identified in any District other than HMDA area and Tier-II locations: As on the date of application the IT company shall have been (a) in operation for at least two financial years and (b) an existing employee strength of minimum 75 employees.

EMPLOYMENT TO BE CREATED (DIRECT/INDIRECT):

- (i) The land recommended for allotment shall be based on creating a fresh direct IT employment of 500 and construction of 50,000 sft. of office space for every one acre allotted within 3 years from the date of taking over possession of land, failing which the said allotted land is liable for cancellation and can be taken back to the extent to which proportionate employment is not generated.
- (ii) For product companies the fresh additional employment to be created shall be 200 per acre on the land allotted.

STATUS OF KEY CLEARANCES OBTAINED:

IT company applicant shall furnish:

- (i) Reports / clearance / certificate of registration of the company from STPI (Software Technology Parks of India) or Special Economic zone (SEZ) or Commissioner of Industries, Sales Tax department and certificate of incorporation from Registrar of companies.
- (ii) Annual reports filed with Registrar of companies on turn over.
- (iii) Authentication on existing employment from statutory authorities such as income tax department, or statutory returns filed under Labour/Municipal laws.

3. APPLICATION PROCEDURE:

- a. Format of Application:- shall be filled in the Application Format as stated in the ICT Policy 2010-2015
- b. Authority to whom application has to be made: Secretary to Govt., IT&C Dept.
- c. Scrutiny and recommendations of the Department - Application to be scrutinized by Consultative Committee on IT industry (CCITI) on compliance of technical and financial parameters / norms as prescribed in the ICT Policy 2010-2015.

4. RESTRICTIONS/REGULATIONS WHILE SANCTIONING THE LAND:

- a. Regulations specific to the project (Environmental, zonal regulations, Pollution terms & conditions) - As per the relevant provisions of respective Statutes. CCITI act as a Single Window to obtain the requisite clearances.
- b. Time line for completion of the project - Commencement of construction shall start immediately after obtaining the approvals within 6 months from the date of allotment and 3 years for completion of the project from the date of taking over possession of land.
- c. Penal provision, if any to be imposed for delaying in completion of the project - For non implementation within the 3 years time line, land allotted is liable for cancellation and can be taken back to the extent to which proportionate employment not generated.

5. ANY OTHER INFORMATION SPECIFIC TO LAND ALLOTMENT:

- a. Special dispensation for mega IT projects:-Mega IT projects are defined as such ICT Projects, with present employment of more than 1000 in case of IT and 1500 in case of ITES and an annual turnover of more than Rs.100 crores for the last 3 years. A special and upfront negotiated package of incentives, are to be offered to such projects, in respect of extent of land to be allotted and employment to be generated or sft of office to be constructed or period of implementation of the project.
- b. After allotment, the APLMA shall review in every 6 months interval, the progress of implementation of the project as per the pre-specified time lines and in case of unsatisfactory progress, the allotment shall be cancelled and the land shall be resumed.

Annexure – V

DEPARTMENT OF SOCIAL WELFARE, AP

1. ASSESSMENT OF REQUIREMENT

The following are the details of the land requirement for various facilities the department maintains.

Sl. No	Type of Institution	Built-up area & Play area required in Sq.Mtrs.,	As per G.O.Ms.No & date
1	Government High School	Built-up area : each class shall be provided one room of dimension of 15' X 21' & Separate rooms for HM & Office. Play area: 3 to 5 Acres land	G.O.Ms.No. 524 Education Dated 28.12.1988
2	Private Schools (i.e) Primary, UP & Secondary Schools in Rural areas	Built-up area: Adequate accommodation for smooth conduct of classes. Play area: 2,000 Sq. Mtrs.,	80 Edn., dated 15.7.2009
3	Schools in Urban areas (Municipal Corporation limits & Municipal limits)	Built-up area: Adequate accommodation for smooth conduct of classes. Play area: 1,000 Sq. Mtrs.	80 Edn., Dated 15.7.2009
4	Schools in Urban areas (Municipal Corporation limits & Municipal limits)	Built-up area: Adequate accommodation for smooth conduct of classes. Play area: Open space / Indoor games as per school enrolment range in case where the play area is not available in Urban area schools	88 Edn., Dated 7.7.2008
5	D.Ed.,	1500 sq.Mtrs. (Total area)	As per NCTE norms
6	B.Ed.,	1500 sq.Mtrs. (Total area)	As per NCTE norms
7	Engineering College	2.5 Acre to 10.00 Acres of land (total area)	As per AICTE norms
8	Medical College	25.00 Acres of land (total area) and 100 Bed hospital	As per MCI norms
9	Hostels	100 Students	1 Acre
10	Integrated Welfare Hostels	400 Students	2 Acres

11	Residential School	Grade V-XII 1000 Students	5 Acres
12	Residential Junior College	500 Students	2 Acres
13	Orphanages	100 Persons	1 Acre
14	Old Age Homes	1000 Persons	2 Acres
15	Ambedkar Bhavans	Auditorium for 1000 Persons	2 Acres (Rural) 1 Acre (Urban)

Annexure – VI

HIGHER EDUCATION DEPARTMENT, AP

1. PREAMBLE

The Higher Education Department, A.P. Secretariat, Hyderabad deals mainly with the subject matter pertaining to the Higher Education, Technical Education and Universities under the control of Higher Education Department. The department has the following HOD's under its control;

1. Commissioner of Collegiate Education.
2. Commissioner of Technical Education.
3. A.P. State Council of Higher Education.
4. A.P. State Archives & Research Institute.
5. A.P. Govt. Oriental Manuscripts Library and Research Institute.

2. LAND REQUIREMENT

Technical Education

All the professional colleges i.e. Engineering, Pharmacy, MBA, MCA, Architecture and Planning and polytechnic etc. come under technical education. The all India Council of Technical Education, New Delhi established under AICTE Act 1987, a central act, is the apex body to give permission for establishment of all the professional institutions in the country. The AICTE has laid down the guidelines including requirement of land for various professional institutions in the country. The requirement of land area as fixed by AICTE during 2011-12 for various professional educational institutions is given below:

Education Facility	Land Area requirement in Acres					
	Other than Rural places (Competent authority to certify that the place is not located in a rural area)			Rural places as defined by competent authority		
	UG Programmes	Diploma	Stand alone post Graduate programs	UG Programmes	Diploma	Stand alone post Graduate programs
Engineering & Technology	2.50	1.50	2.5	10.0	5.00	10.0
Pharmacy	0.75	0.75	0.75	2.00	2.00	2.00
Architecture & Town Planning	1.00	1.00	1.00	2.50	2.50	2.50
Applied Arts & Crafts	0.75	0.75	0.75	2.00	2.00	2.00
HMCT	1.00	1.00	1.00	2.50	2.50	2.50
MCA	--	--	0.50	--	--	1.50
Management	--	--	0.50	--	--	1.00

Note – 1 : i) Land area shall cover hostel facilities, if any

ii) Land shall be in one continuous piece

Note – 2 :

Sl. No.	Program	Number of students generally allowed per acre land available when FSI-I
i	Engineering & Technology	300
ii	Pharmacy	250
iii	Architecture & Town planning	250
iv	Applied Arts & Crafts	250
v	HMCT	300
vi	MCA	300

vii	Management	300
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HIGHER EDUCATION

The Government of Andhra Pradesh, Higher Education Department have issued rules vide G.O.Ms.No.29, Education (Rules) Department, dated 5th February, 1987 for establishment, recognition, administration and control of institutions of Higher Education in the State. The Rule 6(6) of the said rules defines the extent of land and accommodation required by the various categories of the educational institutions both Government and private as shown below:

Facility	Land Requirement
JUNIOR COLLEGES	10.00 acres of land and buildings with plinth area of 8000 sq.ft
DEGREE COLLEGES	15.00 acres of land and buildings with plinth area of 8000 sq.fts
ORIENTAL COLLEGES / HINDI MAHA VIDYALAYAS	10.00 acres of land and buildings plinth area of 8000 Sq.ft.
LAW COLLEGES	10.00 acres of land and buildings with plinth area of 8000 Sq.ft.
POST GRADUATE COLLEGES	15.00 acres of land buildings with plinth area of 8000 sq.fts. for every additional courses/subject additional accommodation with plinth area of 1000 sq.ft. shall be provided

As per rule 6(9) of the said rules the Government is empowered to reduce the extent of land to be provided by the educational agency for the purpose of play ground and garden of the institutions especially in the urban area.

UNIVERSITIES IN THE STATE

There are no clear cut guidelines for allocating lands to the newly established universities in the state. However the land requirement ranges from 200 to 700 acres. Government of India is requesting for allocating 700 acres of land for establishing central universities. It is observed that 250 acres of land will be adequate for establishing a new state university.

3. ALLOTMENT PROCEDURE

The Higher Education Department does not allot land directly to the institutions. The proposals are processed and routed through Revenue Department for allotment of land as per the land allotment policy of the Government

Annexure – VII

DEPARTMENT OF SCHOOL EDUCATION, AP

1. LAND REQUIREMENT

The following are the details of land requirement in the facilities that come under the School Education Department.

Sl. No.	Type of Institution	Built-up area & Play area required in Sq.Mts.	As per G.O.Ms.No. & Date
1.	Government High School	Built-up Area: each Class shall be provided one room of dimension of 15' x 21' & separate room for HM & Office	G.O.Ms.No. 524, Education Dt: 28.12.1988
2.	Private Schools i.e. Primary, UP & Secondary Schools in Rural Areas	Built-up area: Adequate accommodation for smooth conduct of classes Play area: 2,000 Sq.Mtrs.	80 Edn. Dt: 15.07.09
3.	Schools to Urban areas (Municipal Corporation limits & Municipal limits)	Built-up area: Adequate accommodation for smooth conduct of classes. Play area: 1,000 Sq.Mtrs.	80 Edn Dt: 07.07.08
4.	Schools in Urban areas (Municipal Corporation limits & Municipal limits)	Built-up area: Adequate accommodation for smooth conduct of classes. Play area: Open space/Indoor games as per School enrolment range in case where the play area is not available in Urban area schools.	88, Edn. Dt: 07.07.08
5.	D.Ed.,	1500 Sq.Mtrs. (Total area)	As per NCTE norms
6.	B.Ed.,	1500 Sq.Mtrs. (Total area)	As per NCTE norms

ANNEXURE -VIII

DEPARTMENT OF TOURISM

1. PREAMBLE:

Tourism is a major growth engine for economic development in providing employment and generating income. Andhra Pradesh is the leading State in the country in attracting domestic tourists and the State of A.P. is at number 7 in terms of International tourists. Andhra Pradesh has tremendous potential to become one of the foremost states on the tourism map of the country as well as in the world.

The Government of Andhra Pradesh evolved the Policy on Tourism-1998 to promote tourism related projects in the Government lands by allotting to the prospective developers on lease basis and on Build Operate and Transfer (**BOT**) model under Public Private Partnership (**PPP**).

2. ELIGIBILITY CRITERIA:

The developers who are coming forward for establishment of Tourism Projects under PPP mode must satisfy the following conditions.

1. A minimum 3 years of operation and management experience in the relevant areas with an annual average turn over of 50% of the proposed project cost.
2. Development of similar Tourism project with a project cost of minimum 50% of the proposed cost.
3. The bidder shall have 50% of the proposed cost as their net worth as per their latest balance sheet.
4. Those projects which are classified as tourism projects under tourism policy-2010 will only be awarded on BOT basis under PPP mode.

3. REQUIREMENT OF LAND :

The lands are required by the Tourism Department for allotment to the prospective developers for development of unique Tourism related projects in the State like: Theme Parks, Resorts, Multiplex, Budget Hotels, Three State Hotels, Five Star Hotels, Food

courts, Aqua related sports activities, Urban Entertainment Centers, Adventure sports activities, Golf Course with resorts, amusement parks, rope ways, City view through Balloon, Mythological park (establishment of replicas of all famous temples of India at one place), restaurant on Giant wheel and other unique Tourism projects with new innovations.

The requisite extent of land may vary basing on the components of the project proposed by the developer. Ideally the Government / developer should get a Master Concept Plan prepared for the innovative Tourism project, according to which only land allotment should be considered. For ex., all Tourism projects in the PPP mode on the Necklace Road in Hyderabad have come up on the basis of a Master plan prepared by Charles Correa.

4. EXTENT OF LAND REQUIRED :

The requirement of the land for tourism related projects is as follows:

1. For 5 Star Hotels (Deluxe)	3 Acres
4 Star Hotels	1.5 Acres
3 Star Hotels	1 Acre
2. For Urban Entertainment Center:	5 Acres
3. For Multiplex(IMAX)	2 to 3 Acres.
4. For Theme parks with water sports:	5 to 25 acres,
5. For Golf course	50 to 150 acres of land,
6. For mega tourism projects like Brindavan gardens in Mysore, Essel world in Mumbai etc proposed at Nagajuna Sagar and Rajendranagar respectively:	Acs. 200 to 500.

5. PROCEDURE TO APPLY FOR THE LAND:

- a. The tourism department is maintaining a Land Bank. The project proponent having experience in this field shall approach the Tourism department for allotment of available land on lease basis, on BOT basis in PPP Mode.

- b. Where the developers want to take up the project in a specific location Tourism department shall address the concerned District Collector to inform whether the land requested by the developer is available in the said location to take up the tourism project.

- c. For award of a tourism project, the department shall advertise in the local and national media by calling Expression of Interest to take up the projects under PPP Mode. On receipt of EOIs and the response to the tenders, the best value Bidder shall be awarded the project duly following the bid procedure in a transparent manner.

6. CONDITIONS TO BE IMPOSED IN ALLOTMENT OF LAND:

- a) The land shall be allotted on lease basis for a period not exceeding 33 years at the first instance. In case the developer has complied properly with the terms and conditions of the lease, it can be extended only on mutually agreed terms and conditions by taking into consideration the market value at that time and keeping in view of the need of the land for public / Government purposes. However the right of refusal will be vested with the developer / lessee.
- b) If the land is not utilized within the agreed time frame, for the purpose for which it is allotted, it shall be resumed by the Government by following the due procedure.
- c) The Government shall have the right of resuming full or part of the land which is not under captive utilization of the developer/allottee.
- d) The authorities shall ensure registration of Lease and Development & Management agreements within four months of signing of Lease Agreements.

ANNEXURE - IX

HEALTH, MEDICAL AND FAMILY WELFARE (M1) DEPARTMENT

ASSESSMENT OF REQUIREMENT

The following are the land requirements for establishment of Medical Institutions of HM&FW Dept., keeping in view the guidelines prescribed by the Government of India respective councils, like Medical Council of India, Dental Council of India, Nursing Council of India for establishment of Sub-Centers. Primary Health Centers (6-Beds), Community Health Centers (3 to 50 beds), Area Hospitals (100 to 150 beds) for consideration at the time of preparation of land allotment policy.

Sl.No.	Name of the Institution	Land Requirement
a.	i. Sub-Center ii. Primary Health Center, if it is established exclusively.	10 cents 1 Acre (One acre)
b.	Community Health Centers	2 Acres
c.	A primary health center together with co-located facility either Allopathy or Ayush	Upto 1 Acre
d.	Area hospitals	Upto 3 acres
e.	District Level Health Centers / Health Facility	Upto 5 acres
f.	Medical Colleges and Teaching Hospitals (including hostel facility).	Not less than 20 acres as per MCI Regulations-2006.
g.	Dental College (including hostel facility).	Not less than 5 acres as per MCI Regulations-2006.
h.	AYUSH Colleges (Ayurvedic, Unani, Siddha, Homoeo)	Upto 50 students – not less than 10 acres. Upto 100 students – Not less than 15 acres.
i.	Nursing College (including hostel facility).	Upto 5 acres.
j.	Para Medical Institutions (Male and Female).	Upto $\frac{1}{2}$ acre.
k.	Health University.	Upto 250 acres.

ANNEXURE - X

AGRICULTURE (Agri.V) DEPARTMENT

ASSESSMENT OF REQUIREMENT

The following are the details of the land requirement in Agriculture Department:

1.	Agriculture Department	
a.	Departmental building complex at the District Headquarters to accommodate all the offices located in the District Headquarters under one roof, wherever possible.	3,000 square yards
b.	FTC building with dormitory type accommodation and classroom facilities.	1,000 square yards.
c.	Office headed by Deputy Director of Agriculture	500 square yards
d.	Office of Assistant Director of Agriculture (R)	300 square yards.
e.	M.A.O. building at Mandal Headquarters with godown facility and information center.	300 square yards.
2.	A.N.G.R.A.U.	
a.	Agricultural Polytechnic	25 acres
b.	Agriculture College	100 acres
c.	Krishi Vigyan Kendra	50 acres.
d.	Agriculture Research Station	200 acres
e.	Regional Agriculture Research Station	500 acres.
f.	Agriculture Engineering College	25 acres
g.	College of Home Science	5 acres.
3.	A.P. State Agro Industries Development Corporation	
a.	Display-cum-Service Center	1 acre
4.	A.P. State Seeds Development Corporation	
a.	Seed Testing Lab	0-5 acres
b.	Seed Processing Complex	5 acres
c.	Seed Production Farm	100 acres
5.	A.P. State Seed Certification Agency	
a.	Offices	500 square yards
b.	Seed Testing Labs	0-5 acres.

Annexure – XI

CHECK-LIST FOR ALLOTMENT OF LAND FOR PROJECTS

(To be suitably modified wherever required)

SI. No.	Parameter	Remarks
1	Name and address of the Organization	
2	Nature of the applicant: Industries / Private Organizations / Power Projects / Ports / Charitable and Religious Institutions / Educational Institutions / SEZ etc.,	
3	Extent of land requested by the applicant with justification and yardsticks prescribed (a) Minimum extent required (b) Utility for the State (c) Employment Generation direct or indirect (d) Duration of the implementation of the project	
4	Actual extent required for the purpose	
5	Previous Experience / Performance of the applicant i.e., any violations done and any Financial dues.	
6	Financial capacity of the applicant duly supported by evidence including IT returns filed at least for the last three years	
7	Clearances to be observed from the Competent Authority. Viz., PCB for Pollution Control Board, and Technical opinion and Environmental clearances, etc, from the concerned Departments.	
8	Whether the proposed land is required by the Government (concerned Administrative Department) for public purpose.	
9	Mechanism for adopting the Resettlement and Rehabilitation.	
10	Mechanism to be adopted in the Administrative Department to monitor the utility of the land as per the schedule.	
11	Departmental Norms on the requirement of the land.	
12	Mechanism for observations of the various Environmental and Zonal Regulations.	
13	Whether the land required for long lease or on outright sale.	
14	Whether any relaxations are required by the concerned Departments	
15	Capacity of the project / institutions / organization etc., and expansion details if any.	
16	Whether the Govt. of India approval required	

17	Final recommendations of the concerned Administrative Department.	
18	Land set apart for Green Belt Area	

ANNEXURE-XII

DELEGATION OF POWERS

Category	Purpose	Collector		APLMA		Minister (Revenue)	
		Extent	Value	Extent	Value	Extent	Value
<i>I. State Government Departments</i>	Schools, Colleges, Hospitals, Office Buildings etc.	10 Acs.	Rs.50 Lakh	10-25 Acs.	Rs.5 Crore	25-50 Acs.	Rs.10 Crore
II. Central, State PSUs, Statutory Bodies, Government Undertakings etc.	To pursue their core and primary activities by themselves.	10 Acs.	Rs.50 Lakh	10-25 Acs.	Rs.5 Crore	25-50 Acs.	Rs.10 Crore
III. Public Undertakings (Central / State) etc.	If they want Government land for Private Agencies it will come to the Cabinet through A.P. L.M.A. for approval.						
IV. Private Entities, Companies, Trusts, Societies, Private Individuals etc.	The proposal shall come through A.P.L.M.A. As per the Cabinet decision the lands will be alienated.						

ANIL CHANDRA PUNETHA
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER

